



Christchurch Gardens

Widley, Portsmouth, PO7 5BT

Asking Price Of

£630,000

BEAUTIFULLY PRESENTED 4 Bedroom Detached Family home in Christchurch Gardens, Widley. High Specification throughout offering spacious living accommodation, large, landscaped garden with garden room and driveway parking. Early viewing is recommended to appreciate all that is on offer.



Property Features

- 4 Bedroom Detached Family Home
- Beautifully Presented to High Specification
- 4 Double Bedrooms
- Contemporary Large Kitchen / Dining / Family Room
- Separate Living Room
- Family/Garden Room
- Large Landscaped Garden - great entertaining space
- Garden Outbuilding - Summer House
- Driveway Parking
- Viewing Highly Recommended to appreciate all this property has to offer

Full Description

OVERVIEW

Stunning 4 bedroom detached family home in the highly sought after Christchurch Gardens in Widley.

This property has been lovingly renovated by the current owners. The property offers spacious family accommodation to include beautiful kitchen/breakfast room, with separate lounge plus the addition of a family/garden room, all presented to a high specification. You could move in straight away and enjoy this beautiful home.

Early viewing is highly recommended to appreciate everything this property has to offer.

OUTSIDE

The property benefits from a raised resin driveway with modern cladding and contemporary render, with parking available for several cars.

ENTRANCE PORCH

6' 9" x 2' 7" (2.08m x 0.81m) Double glazed entrance porch with tiled flooring leading through to Entrance Hall.

ENTRANCE HALL

8' 5" x 18' 0" (2.59m x 5.49m) Large entrance hall with stairs to first floor and doors to Living Room, Cloakroom and double doors with inset glazing leading to Kitchen/Dining/Family Room. Laminate flooring and carpet to stairs. Modern grey radiator. Useful understair cupboard housing meters and recently fitted fuse board.

KITCHEN/DINING ROOM

30' 6" x 9' 3" (9.30m x 2.84m) Beautiful, contemporary fully fitted kitchen/dining room with feature island and access to the family room. This spacious, 30ft long kitchen offers plenty of storage and includes built in double oven, large 5 ring induction hob, and wine cooler. Vinyl click flooring and inset spotlights to ceiling. Bifold doors to rear garden and double doors through to family/garden room. This is a great entertaining space and overlooks the landscaped rear garden.

GARDEN/FAMILY ROOM

14' 11" x 29' 5" (4.55m x 8.97 max) Added by the current owners in 2020, this family room is a great additional living space to the property with large bifold doors leading to rear garden and side gardens. This is a great space to relax, with a lantern ceiling providing plenty of natural light. The room is finished with laminate flooring and inset lights to ceiling.



LIVING ROOM

12' 11" x 18' 0" (3.94m x 5.49m) This modern large lounge is situated at the front of the property with bi-folding doors flooding this room with lots of natural light. The room has the great addition of an open fireplace with fire surround. Central pendant light fitting and laminate flooring complete the room.

CLOAKROOM

11' 1" x 4' 7" (3.38m x 1.42m) Good size cloakroom with fully tiled walls and UPVC double glazed window. Fitted with white sanitary ware to include inset WC with concealed cistern and inset hand basin with white gloss drawer units under. Inset lights to ceiling and laminate flooring. Door to utility room.

UTILITY ROOM

8' 7" x 8' 5" (2.64m x 2.57m) Modern, good size utility room, fully fitted with cream shaker style units with space for both washing machine and tumble dryer. UPVC door with access to outside of property.

BEDROOM 1

14' 2" x 13' 1" (4.32m x 3.99 maxm) Large double bedroom with UPVC double glazed window overlooking front aspect of property. Feature wallpapered wall and wood effect laminate flooring finish this lovely bright room. Useful built in storage cupboard.

BEDROOM 2

16' 4" x 11' 6" (5.00m x 3.51m) Double bedroom to rear aspect of property with window overlooking rear garden. This room has the added benefit of a recently fitted ensuite shower room.



BEDROOM 2 ENSUITE

Recently fitted, this ensuite is fully tiled to floors and walls and offers white sanitary ware to include WC with concealed cistern, wall hung wash hand basin, and large shower cubicle with thermostatic shower with both fixed head rain shower and hand held shower. Built in mirrored corner wall cupboard.

BEDROOM 3

14' 2" x 10' 11" (4.34m x 3.35m) Large double bedroom situated at the front of the property with fitted full height sliding wardrobe doors to one wall. UPVC double glazed window, laminate flooring.

BEDROOM 4

12' 9" x 8' 7" (3.91m x 2.64m) Double bedroom with UPVC double glazed window to side aspect. Built in sliding wardrobe and further storage cupboard. Laminate flooring.

FAMILY BATHROOM

16' 0" x 5' 8" (4.88m x 1.75m) Luxury family bathroom which is fully tiled to walls and floor and is over 16 ft wide! Complete with twin sinks with vanity units under and large walk in shower and separate bath, this room is a real feature of the property. Finished with heated towel rail, inset spotlights and large wall mirror.

GARDEN

This is a great rear garden, beautifully landscaped with a composite decking area, leading down to a modern patio and artificial lawn. The garden also benefits from an outbuilding, which is currently used as a Summer House by the existing owners.

GARAGE

This property has the benefit of an integral Garage with fully fitted electric roller door. The garage has been partially converted for some of the utility room, so it is not full length but still offers a good amount of space for storage. It has light and power and an EV charger (available by separate negotiation).

ADDITIONAL INFORMATION

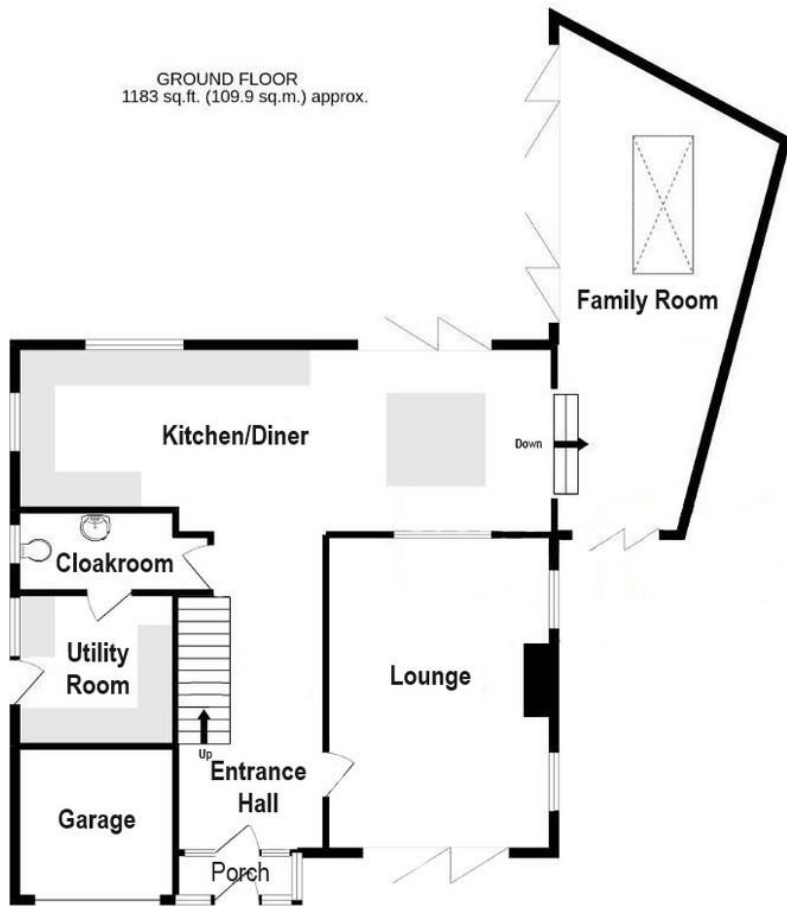
- Price (£) 630,000
- Tenure - Freehold
- Council tax band E - Portsmouth City Council
- Gas Central Heating
- 100% of property being sold.

VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







TOTAL FLOOR AREA : 2032 sq.ft. (188.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements